

November 16, 2017

R04-18-A-060

TO: Ms. Barbara Alfano, Brownfields Coordinator; Environmental Protection Agency – Region 4  
RE: Cover Letter for the PTRC 2018 EPA Brownfield Assessment Coalition Grant Application

Dear Ms. Alfano:

The Piedmont Triad Regional Council (PTRC) is pleased to submit this application on behalf of our three municipal Brownfield Assessment Coalition partners – the Town of Mayodan (population of 2,427) the City of Thomasville (population of 27,129), and the City of Winston-Salem (population of 240,603). Our predominantly rural region of mill towns has served as the hub of NC manufacturing for 150+ years. However, due to rapid expansion of the global economy over the past few decades, most of our mills have shut down. Left behind are hundreds of abandoned furniture, textile and tobacco plants. These plant closings have caused significant job losses and created a heavy financial burden on communities in our region.

EPA funding will provide the critical financial resources needed to address the numerous brownfield sites within our Coalition's targeted neighborhoods. No other mechanisms are readily available from which these communities can access assessment funding. In addition, most communities in our region do not have the financial and/or staff capacity to apply for, let alone manage this grant. The significant number of major plant closings and job losses in the Piedmont Triad over the past two decades have created a huge financial burden on the region, affecting the ability of most towns to rely on their shrinking tax base to address the increasing number of identified brownfield sites.

EPA Funds will be leveraged with \$2.47 million in local funds and in-kind services, including: \$210,000 in PTRC matching funds; \$2 million in PTRC Revolving Loan Funds; \$34,560 in in-kind PTRC staff services; \$100,000 in local matching funds from Thomasville; and \$125,000 in local funds from Mayodan.

Our proposed program of work builds on the success of our first two EPA assessment grants in 2009 and 2014, and is focused on making strategic investments in Phase II assessments, clean-up planning and the sustainable and equitable redevelopment of five (5) major catalyst sites within our targeted low-income, high-poverty neighborhoods. These sites will serve as anchors of transformation for these communities.

We respectfully request your consideration of our application to continue the on-going work necessary to reduce the risk of environmental contamination in these communities and ensure *all* our residents can access the resources and opportunities they need to flourish.

Sincerely,



Matthew L. Dolge  
Executive Director

## **PTRC Cover Letter Information**

- a. **Applicant:** Piedmont Triad Regional Council (PTRC)  
1398 Carrollton Crossing Drive  
Kernersville, NC 27284  
DUNS#: 144190667
- b. **Funding Requested:**  
i. Grant Type: Assessment  
ii. Assessment Type: Coalition  
iii. Federal Funds Requested: \$600,000  
iv. Contamination: \$300,000 Hazardous / \$300,000 Petroleum
- c. **Location:** Town of Mayodan; City of Thomasville and City of Winston-Salem.
- d. **Site Specific Property Information:** N/A
- e. **Contacts:**  
**Coalition Project Director:**  
Jesse Day, Regional Planning Director  
PHONE: (336) 904-0300  
E-MAIL: [jday@ptrc.org](mailto:jday@ptrc.org)  
Piedmont Triad Regional Council  
1398 Carrollton Crossing Drive  
Kernersville, NC 27284  
**Chief Executive:**  
Matthew L. Dolge, Executive Director  
PHONE: (336) 904-0300  
E-MAIL: [mdolge@ptrc.org](mailto:mdolge@ptrc.org)  
Piedmont Triad Regional Council  
1398 Carrollton Crossing Drive  
Kernersville, NC 27284
- f. **Population** (Source: N.C. Office of State Budget & Management – Certified 2016 Estimates)  
i. PTRC Service Area (1,701,154)  
ii. Coalition Partners: Mayodan (2,427); Thomasville (27,129); and Winston-Salem (240,603)  
iii. Our target communities are not located in a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years
- g. **Regional Priorities Form / Other Factors Checklist**  
(see *Attachment A: Regional Priorities Form / Other Factors Checklist*):
- h. **Letter from the State Environmental Authority**  
(see *Attachment B: Letter from the State Environmental Authority*)

## **Threshold Criteria Responses Attachments (Assessment Coalition Proposals):**

- Applicant Eligibility - see *Attachment C – Documentation of Applicant Eligibility*
- Description of Community Involvement – see *Attachment D – Description of Community Involvement* and *Narrative 2.b.i. and 3.a.*
- Letters of Commitment from Coalition Members – see *Attachment H – Letters of Commitment from Coalition Members*

## **Attachment A – Regional Priorities Form / Other Factors Checklist**

**Name of Applicant:** Piedmont Triad Regional Council

**Regional Priorities:** If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

**Regional Priority Title (s):** Assistance to Communities That Have Limited In-House Capacity to Manage Brownfield Projects (limited capacity or infrastructure to effectively manage BF programs).

**Page Number(s):** i. and 6.

**Assessment - Other Factors Checklist:** Please identify (with an x) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Apply</b>	<b>Other Factor</b>	<b>Page #</b>
	<i>None of the Other Factors are applicable.</i>	
<b>X</b>	Community population is 10,000 or less.	<b>i., ii., 1., 2.</b>
	The jurisdiction is located within a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years as measured by 1990 & 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
	Applicant will assist federally recognized Indian tribe or U.S. territory.	
	Target brownfield sites are impacted by mine-scarred land.	
<b>X</b>	Project is primarily focusing on Phase II assessments.	<b>i., 1., 3., 4., 5. and 7.</b>
<b>X</b>	Applicate demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	<b>i., 10. and D-1.</b>
	Applicant is recipient of EPA Brownfields Area-Wide Planning grant.	

## **Attachment D – Description of Community Involvement**

PTRC has worked closely with Coalition members and their community-based partners, to pre-select five top-priority catalyst sites in preparation for this funding application. As funding is available, we will address other key sites on our waiting list, based on the same selection criteria used to select our catalyst sites, including: 1) Potential threats to human health &/or the environment; 2) Priorities of communities most affected by brownfields, 3) Interest from prospective developers; 4) Potential environmental, health &/or economic benefit to the community; 5) Estimated assessment costs; 6) Redevelopment potential; 7) Job creation; 8) Our Coalition's emphasis on Phase 2 assessments; and 9) The likelihood of a site serving as a catalyst for promoting community health and welfare, and more sustainable and equitable communities.

Through its standing Brownfields Advisory Committee, PTRC staff will meet quarterly at a time and location to ensure delegates from each of our Coalition communities can attend. These meetings provide Coalition members an opportunity to share and receive information on recent community activities and serve to foster strong buy-in and support for our brownfields program from elected officials throughout our region.. In partnership with our local government delegates, PTRC also holds monthly Community Outreach Events. Through these events, interested citizens, local government elected officials and staff, bankers, commercial real estate brokers, developers, and representatives of our community-based partner organizations are able to provide input into the Coalition's on-going brownfields program of work. Our Advisory Committee will continue to actively participate in the on-going selection and prioritization of sites, the identification of redevelopment needs and interests in each community, the identification and addition of new Coalition partners, and the coordination of efforts among Coalition communities based on an adopted Memorandum of Agreement.

In tandem with our Coalition and community-based partners, PTRC will continue to perform the following outreach activities: 1) Host local outreach events to inform community members about the progress of brownfield activities and provide opportunities to ask questions and provide input to be incorporated into our program of work; 2) Maintain the Piedmont Triad Brownfields Program website, web-based brownfield inventory GIS mapping system, and social media interfaces; 3) Issue press releases; 4) Provide newspaper and TV interviews; and 5) Develop and distribute documents outlining program benefits and opportunities for community involvement. \$48,140 is allocated for community outreach efforts including: \$26,900 for PTRC staff time; \$5,240 for PTRC travel (\$1,250 for local travel costs, \$2,250 to attend two national conferences, and \$1,740 to attend Region 4 EPA New Grantees Meetings); \$3,000 for equipment; \$3,000 for supplies; and \$10,000 for contractual assistance.

PTRC and our Coalition and community-based partners will continue our on-going outreach activities to foster strong two-way communication in each of our targeted neighborhoods. We will continue to host monthly events to engage key stakeholders in each community, paying special attention to including non-English speaking residents, and providing translation services as necessary. In addition to gathering and incorporating neighborhood input to inform our on-going efforts, PTRC will continue to provide quarterly progress reports and to make presentations to elected bodies, chambers of commerce, planning boards, church and school groups, neighborhood associations, real estate broker associations and economic development groups. These presentations highlight the benefits of our Brownfields Program and have built a broad network of citizens, organizations and local governments familiar with, and supportive of our efforts. This network has lead to multiple face-to-face conversations with owners, brokers, prospective

developers and community members most effected by brownfields. These numerous community-based conversations, have in turn, lead to the selection of top-priority catalyst sites. In partnership with neighborhood and community development organizations and local universities we have, and will continue to facilitate community meetings, door-to-door surveys, host information tables at community events and hold focus-group interviews at neighborhood schools and churches. These one-on-one conversations will continue to provide opportunities to share information and identify the concerns, interests and goals of most importance to community members within each of our targeted neighborhoods.

On-going Brownfield Advisory Committee meetings are open to the public and include quarterly progress reports and opportunities for members and community stakeholders to ask questions, share information, negotiate priorities, make decisions and learn from one another. PTRC also actively maintains a *Regional Brownfields Website* providing public access to Coalition progress reports; community assessment and redevelopment priorities; and a wide range of geographic information and maps. On behalf of our Coalition members, PTRC will continue to maintain our website, provide public outreach events and presentations, issue press releases and provide TV and newspaper interviews to share our progress and gather input from community members. Fostering two-way communication is a high priority as we continue working in target communities to keep stakeholders informed and to maintain neighborhood readiness and support in preparation for identifying future catalyst projects. We will continue to use *Winston-Salem State University (WSSU)* faculty and students and *Neighbors for Better Neighborhoods* staff, to provide Spanish interpreters for key events. Relationships with local Hispanic pastors will be expanded, to effectively engage our Hispanic neighbors, meeting on *their turf*, in meetings hosted by *their* trusted community leaders.

## **1. COMMUNITY NEED**

### **1a. Target Area and Brownfields**

**i. Community and Target Area Descriptions** – The Piedmont Triad is a 12-county region of mill towns – large and small, urban and rural – located in the rolling foothills of central North Carolina. Our region’s rich manufacturing heritage spans nearly two centuries. As North Carolina’s main industrial hub, our region was the largest manufacturer of furniture, textiles and tobacco products in the nation throughout much of the 20<sup>th</sup> Century. Most of the world’s denim, corduroy and flannel was spun, woven, dyed, cut and sewn in the Piedmont Triad. Major furniture producers such as *Thomasville* and *Lexington Home Brands* and most tobacco products were produced here. Almost all of the 68 municipalities in our region have at least one mill, and many have multiple large manufacturing complexes. However, as the global economy has expanded exponentially over the past several decades, virtually all of these mills have shut down in our region. Left behind are hundreds of abandoned furniture, textile and tobacco plants, and ancillary support businesses, most of which are surrounded by, and located directly adjacent to, low-income residential (historic mill village) neighborhoods.

With such a high concentration of brownfield sites throughout our region, we have strategically focused our past and current assessment and clean-up efforts in targeted areas posing the most risk to human health and the environment, yet with the greatest potential for clean-up, redevelopment and reuse. To help accomplish these goals, PTRC continues to expand its inventory of over 500 brownfields sites throughout our 12-county region. Over 100 of these sites are located in, or adjacent to, our targeted Coalition communities, including 36 closed mills, 31 closed commercial establishments, 14 abandoned gas stations, 19 former truck or auto repair facilities, 7 former dry cleaners, 7 abandoned railroad facilities, 5 farm-related facilities, and a mix of fabrication shops and other unknown uses.

*Triad Tomorrow*, our region’s adopted *Comprehensive Economic Development Strategy* (CEDS), places a high priority on these ubiquitous brownfield sites, recognizing them as unique and highly valuable opportunities for renewal in communities in our region, and in particular, as vital redevelopment catalyst projects central to our Coalition’s targeted neighborhoods. Selected target areas have a high concentration of people of color, and a long history of being located on the “wrong side of the tracks.” Prevailing west and northwest winds have historically steered more affluent community members up-wind and up-stream of noxious air-, soil- and water-borne contaminants. Left behind are disproportionately impacted households that can least afford to move away from potentially high concentrations of soil and water contaminants commonly produced by adjacent textile, furniture and tobacco manufacturing processes.

In partnership with the *Town of Mayodan* (2,427), the *City of Thomasville* (27,129) and the *City of Winston-Salem* (240,603) – PTRC will leverage the success of its first two EPA assessment grants (2009 and 2014), by completing at least five (5) major catalyst projects. These sites have been strategically selected by our Coalition members and their community-based partners through a consensus-building process facilitated by PTRC, based on their high potential to mitigate potential public health and environmental risks in the most economically challenged neighborhoods in our targeted communities.

**ii. Demographic Information and Indicators of Need** – *Piedmont Together*, our region’s *Sustainable Communities Plan* (see *Attachment I - HUD/DOT/EPA PSC Documentation*) maintains equity as its guiding principle for building resilience and a better quality of life for all our residents. To underscore the importance of inclusion to our region’s future, we developed the *Equitable Growth Profile of the Piedmont Triad Region*. This profile draws from the *U.S. Census Bureau*, the *U.S. Bureau of Labor Statistics*, and *Woods & Poole Economics, Inc.*), enabling comparative regional and state analyses and tracking of changes over time. The *Profile* outlines

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our slow economic recovery – combined with rising inequality and wide racial gaps in income, education, and opportunity – placing our region’s future economic sustainability at risk. From 1990 to 2010 our region saw a 12% decrease in the percentage of our white, non-Hispanic population, while communities of color drove our region’s population growth with a 2% increase in its African American and Asian populations, and an 8% increase in its Hispanic population. Our region will add an estimated 318,854 people between 2010 and 2037 (a 19% increase) and 99% of this growth will be in minority population. Our minority population will grow by 58% while our white population will grow by 0.2%. In 2037, our regional population will be 44% minority, with much higher percentages in the urban areas. Making investments in our increasingly diverse workforce, and infusing equity and inclusion into our community investment and redevelopment strategies is essential to ensure *all* our residents can access the resources and opportunities they need to flourish. Many neighborhoods in our region with large minority populations suffer from the highest poverty and unemployment rates and have the largest concentration of brownfield sites.

Our Coalition was formed to help address these realities within our targeted communities. In addition to addressing health and welfare issues, we will focus efforts on sites located next to impaired streams, so that by identifying and addressing contamination on these catalyst sites, we can also address the real and immediate impact they have on adjacent waterways, and improve the potential for safe and healthy recreational uses along these impaired streams and rivers. The census tracts in which our catalyst projects are located (see *2011-2015 ACS* Tables below), have a significantly higher percent minority, poverty levels and unemployment rates, and significantly lower median household incomes than national, state and regional averages.

Demographic Data	T-ville Plant B Tract	Chat- ham Tract	TxMo Railroad Tract	Nissen Tract	Wash. Mills Tracts	Region	NC	US
Population	5,154	1,113	2,117	4,146	2,766	1.7 M	10.2 M	314 M
Minority	27.6%	53.8%	97.4%	90.4%	13.7%	34.4%	35.8%	37.7%
Poverty	18.7%	62.4%	44.8%	42.5%	29.5%	18.3%	17.4%	15.5%
Unemployment	17.8%	26.5%	33.6%	31.6%	14.3%	9.1%	9.4%	8.3%
HH Income	\$34,828	\$21,131	\$14,577	\$24,853	\$34,453	\$43,376	\$48,868	\$53,889

**iii. Description of Brownfields** – Initial Coalition assessment, clean-up and redevelopment efforts will focus on five (5) catalyst sites within the following targeted neighborhoods:

- The former Thomasville Furniture Plant B site in Thomasville – With over 35 abandoned mills surrounded by low-income neighborhoods, the City of Thomasville struggles to address a growing number of public health and safety concerns associated with its homeless population, vagrants, drug dealers, copper thieves and curious neighborhood children. Over half of this 11.5-acre direct site is located within the Hamby Creek 100-year floodplain. Hamby Creek is one of the most severely polluted stream segments on the NC and US 303(d) list of impaired waterways in our 12-county region. Much of the site’s large, abandoned mill structure has collapsed, and City officials have frequent safety concerns for surrounding neighborhood residents and their children, many of which, have back yards adjoining the site. Visitors to the neighborhood community and adult day care center, located across the street from the abandoned mill, have shared their safety concerns with Coalition members. Despite security efforts of the site’s absentee owners, fences, chains and locks are consistently breached, and local police respond to reports of metal thieves and homeless squatters on a regular basis. The surrounding low-income neighborhood is 27.6% minority with an unemployment rate of 17.8%. In preparation for the recent donation of the site for use as a City park, a EPA-funded Phase I assessment of the site identified several RECs from the incineration of carbide sludge

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and vinyl acetate, historic use and storage of solvents, underground pipes leading directly from the mill into Hamby Creek, hydraulic oil, PCBs, and ACMs. Additional funding is needed to conduct **Phase II assessment and clean-up planning** for the site, in preparation for the City to remove existing warehouse structures and move forward with plans to clean up the site and adjacent Hamby Creek, and create a neighborhood park and greenway, connecting the surrounding underserved, low-income neighborhood to other community resources.

- The former Chatham Mill Site in Winston-Salem – The historic Chatham Mill property is located directly adjacent to an impaired segment of *Peter's Creek*, and serves as a catalyst site for the surrounding *Boston-Thurmond Neighborhood*. Residents within the neighborhood's census tracts are 53.8% minority and suffer a 62.4% poverty rate. This large (10 acre) abandoned mill site is centrally located within the surrounding neighborhood, which is known for a high incidence of crime, drug use and homelessness. However, in 2012, \$950,000 in EPA RLF funding enabled developers to leverage \$35M in private investments, to complete redevelopment of a portion of the mill complex into 170 much-needed affordable apartments in the neighborhood. Prior site assessments revealed vapor intrusion from a significant TCE plume, leading to on-going remediation on the site. EPA assessment funding is needed for a **Phase II assessment and clean up planning**, to leverage an additional \$8M to \$15M in private investments for renovation of a large, stand-alone structure to provide a grocery store and/or other retail and public services currently unavailable in the neighborhood.
- The former TxMo Railroad site in Winston-Salem. This derelict former railroad property is located directly adjacent to Peter's Creek and to the former Chatham Mill site and is also surrounded by the *Boston-Thurmond Neighborhood*. The NC Brownfields Program has deemed this site eligible, and funding is needed to proceed with the **State's requested Phase I & II assessments and clean up planning** to identify potential contaminants, in preparation for renovating existing structures in support of much-needed retail uses in the neighborhood. Public and private investments will also be used to upgrade parking; create green space and provide storm water management and water quality improvements along Peter's Creek.
- The former Nissen Wagon Works site in Winston-Salem – This manufacturing complex was established in the historic *Waughtown Neighborhood* in 1834. By 1919, the company employed 1,500 workers and produced over 15,000 covered wagons per year - fifty per day well into the 1940s. In 1946 Western Electric moved its manufacturing operations into the factory and employed over 7,000 area residents by 1960. In 1995 Western Electric closed the plant, leaving thousands of Waughtown residents unemployed, next to a polluted site. Current residents in neighborhoods surrounding the site are 90.4% minority (versus 34% for the region) and suffer a 42.5% poverty rate (versus 18.3% for the region). A community-wide strategic planning effort was recently completed in the area, involving hundreds of community members, area churches and mosques, neighborhood associations, schools and business owners. A key revitalization goal of the *Waughtown/MLK Neighborhood Plan* is the clean-up and reuse of the numerous brownfield sites in the community. In conjunction with owners and prospective developers, the Coalition selected the former Nissen Wagon Works as the neighborhood's top-priority catalyst site. Local NC A&T University faculty and students recently facilitated a public design workshop in which community members identified a wide range of preferred uses on the site, including a library, community health center, youth center, museum, retail and office space, and affordable workforce housing to avoid displacement of existing residents in the community (see *Attachment K – Nissen Wagon Works Redevelopment Master Plan*). A Phase I assessment identified several RECs, including PCBs; asbestos and ACMs. EPA funding will enable the neighborhood to conduct a **Phase II**



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**assessment and clean up planning** to identify and address potential contaminants and pursue redevelopment of the site.

- **The former Washington Mill site in Mayodan** – Located on the Mayo River, Washington Mills has been central to life in this small, rural mill town since its founding in 1896. The mill produced cotton yarn, and later added a knitting mill. At its peak in the 1950's, the mill had over 1,500 employees. As in most mill communities throughout our region, virtually every family in town worked at the mill, shopped at the mill store and lived in mill-owned housing. The mill was purchased in 1982 by the *Tultex* company and due to off-shore production, the mill closed in 1999. Neighborhoods directly adjacent the Mill have a 29.5% poverty rate; 41.8% of those living in poverty are children under the age of 18 and 19.3% are age 65 or older. Because the mill has historically provided most of the community's tax base and was its primary water and sewer customer, the Town has suffered through years of financial hardship since closing. As part of *Piedmont Together*, our region's sustainable communities initiative, a public workshop was provided, to help the Town and its residents identify and design potential uses for the site. This HUD-funded effort was leveraged with Phase I assessment activities under our FY2014 EPA grant which identified multiple RECs, including TPHs; fly ash; asbestos and ACMs. Since demolition of the mill by a private materials recycling company in 2013, the Town has expended over \$125,000 in local funds to obtain ownership and begin remediation of the site by hiring a private contractor to complete asbestos removal in the lone existing mill building and removal of 75 drums of hazardous and non-hazardous material left by the previous owners. Coalition members are also seeking \$100,000 in *Duke Energy Water Resources Grant* funds to develop a proposed park and greenway on the site. The Town has also received *NC Pre-Regulatory Landfill Funding*, to address clean-up of an adjacent property for future expansion of the park and greenway. In preparation for redevelopment of the site as a public park and greenway along the river, the NC Department of Environmental Quality Brownfields Program is requesting an estimated \$100,000 in **Phase II assessments and clean up planning** to adequately identify potential contamination on site. In addition to assisting the Coalition in completing its five (5) top-priority catalyst projects summarized above, multiple other second tier sites within the surrounding neighborhoods require Phase I & II assessments and clean up planning, including the former Wilson Pest Control site, former Hess Gas Station, former Wauhtown Community Center and several large warehouses and industrial sites. Many of these "waiting list" sites are also located in impaired stream corridors.

### **1b. Welfare, Environmental and Public Health Impacts**

**i. Welfare Impacts** – The census tracts in which our Coalition's top-priority catalyst projects are located (see *Tables in Section 1.1a.ii. on page 2*), have a significantly higher level of minorities living in poverty; a higher crime index; and significantly lower median household incomes than national, state and regional averages. The steady decline, disinvestment and hinderance to reinvestment in these communities has lead to a higher incidence of crime and drug abuse, and a pervasive lack of affordable housing, convenient neighborhood medical and dental services; retail drug stores and grocery stores, and access to safe and healthy public parks and greenways, libraries and community centers. Low-income households within our target communities are disproportionately impacted by a wide range of known and unknown potential contaminants (see 1.a.iii. above). The high percentage of sensitive populations in these neighborhoods – senior adults, pregnant women and young children – makes the urgency of our on-going assessment, clean-up and redevelopment efforts within these targeted communities all the more critical to the long-term sustainability of communities throughout our region.

**ii. Cumulative Environmental Issues** – Most of our region's abandoned mills are surrounded by old mill village housing occupied by a high percentage of low-income minorities,

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senior adults, women of child-bearing age and young children. Spent solvents and a host of other hazardous and petroleum-based *Recognized Environmental Conditions* (RECs) are a common potential risk for these old mill sites and surrounding adjacent neighborhoods. Beyond the potential health and environmental risks associated with so many brownfield sites, multiple major highways intersect within our region, including I-40; I-85; US-52; I-77; US421, I-73 and I-74. These routes are heavily used for cargo transportation. In addition to having significant air quality impacts associated with heavy vehicular and truck traffic along these highway corridors, Coalition target communities are also impacted by two major airports, the Piedmont Triad International Airport and FedEx Hub in Greensboro, and the Smith Reynolds Regional Airport in Winston-Salem. Our Coalition Counties also host a major coal-fired Duke Energy power plant, 27 active landfills, 81 pre-regulatory landfills, and 171 active wastewater treatment plants (20 are major). There are 5,697 documented underground storage tanks (USTs) in the area, and evidence of numerous USTs and landfills that are not documented, particularly in our region's smaller municipalities. Many mills in our region were once the primary source of tax revenue, and the main water and sewer customers in their community. Multiple major plant closings have lead to severe financial shortfalls, causing significant backlogs in the maintenance or replacement of aging infrastructure in many communities. Consequently, many communities have overflows of their wastewater system during storms, contributing to the degradation of water quality within our region's multiple impaired waterways. There are currently 402 linear miles (34,159 acres) of impaired streams in the Piedmont Triad, impaired for a variety of reasons, including fecal *coli form* bacteria, chlorophyll a, poor benthos health, copper, poor fish communities, dissolved oxygen, PCB Fish Tissue advisories, pH, turbidity, water temperature and zinc. These persistent water quality issues have significant impacts on the multiple above-ground drinking water supply reservoirs in our region, and place doubt on the safety of many local waterways for hosting recreation, fishing and tourism uses.

**iii. Cumulative Public Health Impacts** – There are immediate health impacts directly attributable to the known contaminants found on the catalyst brownfield sites in our targeted communities, including solvents, hydraulic oil, PCBs, ACMs, TCEs TPHs, fly ash and asbestos (see Section 1.a.iii.). NC public health data (see Table below) indicate the three Counties which host our Coalition communities have a significantly higher average incidence of low birth-weight and infant mortality, and deaths caused by cancer, diabetes, heart disease and chronic lower respiratory disease than state and national averages. In every instance, these health indicator rates are significantly higher for African American populations in these host counties. These public health data can not be directly linked to the highly disproportionate number of brownfield sites within our targeted communities. However, the cumulative health, environmental, aesthetic, social and economic impacts of so many large-scale abandoned and blighted industrial properties impacting the adjacent low-income minority neighborhood residents is undeniable.

NC Public Health Data By County (Per 100,000)					
Public Health Indicators	Davidson	Forsyth	Rockingham	NC	US
Total Cancer Incidence Rate	501.4	512.7	528.4	480.4	448.4
<b>Black Cancer Incidence Rate</b>	<b>527.9</b>	<b>511.5</b>	<b>546.4</b>	469.8	460.0
Total Cancer Death Rate	182.3	168.4	194.7	166.5	168.5
<b>Black Cancer Death Rate</b>	<b>206.3</b>	<b>196.7</b>	<b>202.3</b>	190.7	197.9
Total Infant Mortality Rate	8.1	8.3	10	7.2	n/a
<b>Black Infant Mortality Rate</b>	<b>11.2</b>	<b>11.5</b>	<b>23.2</b>	13	n/a
Total Low Birthweight Rate	9.7	10.3	10.4	9.3	n/a

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<b>Black Low Birthweight Rate</b>	<b>12.1</b>	<b>15.5</b>	<b>18.4</b>	14.1	n/a
Total Heart Disease Death Rate	176.9	144.4	186.0	161.3	n/a
<b>Black Heart Disease Death Rate</b>	<b>183.0</b>	<b>188.3</b>	<b>191.7</b>	187.1	n/a
Total Diabetes Death Rate	28.4	21.8	35.3	23.0	n/a
<b>Black Diabetes Death Rate</b>	<b>51.7</b>	<b>44.4</b>	<b>57.7</b>	44.0	n/a
Chronic Lower Respiratory Death Rate	62.1	46.8	64.7	45.6	n/a

Source: NC State Center for Health Statistics 2016 <http://www.schs.state.nc.us>

### **1c. Financial Need**

**i. Economic Conditions** – The census tracts in which our catalyst projects are located have a significantly higher percent minority, poverty levels and unemployment rates, and significantly lower median household incomes than national, state and regional averages (see Section 1.a.ii.). PTRC is a voluntary membership organization, created and sustained by its local government members, and dedicated to serving the needs of its members. Other than the modest annual dues paid by its members, the only other source of funding available to support our programs and member services are state and federal grants. Award of EPA funding will provide the critical financial resources necessary to address the numerous brownfield sites within our Coalition’s targeted neighborhoods. No other mechanisms are readily-available from which these communities can access assessment funding. In addition, most communities in our region do not have the financial nor staff capacity to apply for, let alone manage this grant. The significant number of major plant closings and job losses in the Piedmont Triad over the past two decades have created a huge financial burden on the region, affecting the ability of most towns to rely on their shrinking tax base to address the increasing number of identified brownfield sites. For example, the loss in annual tax revenue from the closing of just the Chatham Mill in Winston-Salem has been \$15,490 (*Source: Forsyth County Tax Assessor*). Similarly, the closing of Furniture Plant B, just one of dozens of plant closings in Thomasville, caused the loss of \$21,282 in annual tax revenues (*Source: Davidson County Tax Assessor*), and Mayodan lost \$5,145 in annual tax revenues from the Washington Mill closing (*Source: Rockingham County Tax Assessor Database*). Plant closings in many of our communities have also meant the loss of their largest water and sewer users, making it extremely difficult to cover the cost of maintaining these and other vital public infrastructure and services. Consequently, PTRC members have not raised annual dues for more than 20 years.

**ii. Economic Effects of Brownfields** – The burden of high concentrations of abandoned industrial and commercial sites within our Coalition communities is overwhelming. Blighted brownfield sites deter investment and create a powerful ripple effect of disinvestment in our neediest communities. For example, in the City of Thomasville alone, there are over 35 abandoned Thomasville Furniture Plants – “named” from A to Z, and then starting over again with Plants AA to JJ. The City struggles to address the added costs of providing police, fire and EMS services to protect the public safety in and around the numerous blighted sites throughout the community. Homeless individuals building fires in these structures, vagrants, drug dealers and copper thieves are a constant drain on public safety resources. As public safety costs rise, property values and local tax revenues continue to decrease (see **1.c.i.** above). These are common challenges among each of our Coalition communities. For example, the City of Winston-Salem recently renovated one of the Nissen Wagon Works buildings in the Waughtown target Neighborhood, for use as a much-needed Police Sub-Station. This project, along with other rehabilitation efforts along the Waughtown corridor required a \$2.1 million capital investment plus additional staff and equipment costs to address the on-going public safety concerns in and around the neighborhood’s numerous blighted brownfield sites. Similarly, after a private owner tore down and abandoned the historic

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Washington Mills plant adjacent to downtown Mayodan, the Town has expended over \$125,000 in local funds to obtain ownership and begin remediation of the site. In addition to these pervasive added public burdens, the depressed property values of private residential and commercial properties located adjacent to these blighted brownfield sites, severely impacts the ability of their owners to sell and/or gain access to affordable improvement loans. The close proximity of so many derelict sites within our target communities places a direct and heavy personal burden on the health and economic well-being of those in our communities that can least afford it.

## **2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS**

### **2a. Project Description, Redevelopment Strategy and Timing & Implementation**

**i. Project Description and Alignment with Revitalization Plans** – Our region's EDA-funded Comprehensive Economic Development Strategy (CEDS), *Triad Tomorrow*, uses equity as its guiding principle. Most neighborhoods in our region with large minority populations suffer from high poverty and unemployment rates and are most often located adjacent to the largest concentration of former mill (brownfield) sites. Our Coalition was formed to help address these environmental justice concerns in some of our most highly-impacted neighborhoods. Our five catalyst sites are closely aligned with local and regional land use, community revitalization, capital improvement and water quality plans. Under prior EPA Brownfield Assessment Grants (2009 and 2014), our Coalition has completed 25 Phase I assessments and 8 Phase II assessments leading to millions of dollars of both public and private investment. These initial successes have positioned PTRC and our Coalition partners to focus our proposed program of work on Phase II assessments and Clean-up Planning, and provided us with the experience necessary to prepare the following realistic cost estimates and redevelopment strategies:

- **Thomasville Furniture Plant B in Thomasville:** Based upon the Phase I ESA conducted under our 2014 Assessment Grant, an estimated \$100,000 in EPA funds are needed to conduct a **Phase II assessment**. This project is closely aligned with City revitalization plans calling for the creation of a neighborhood park and greenway, and provision of storm water management and water quality improvements along the 303(d)-listed and impaired Hamby Creek.
- **Chatham Mill in Winston-Salem:** The NC Brownfields Program estimates \$55,000 is needed to complete **Phase II assessment & clean up planning** of this site in preparation for planned renovations to address the community-identified need for more retail & community uses. The project is closely aligned with City revitalization plans for significant public streetscape, transit and pedestrian improvements in the neighborhood, and to better connect the neighborhood with downtown job opportunities and medical services at the nearby Wake Forest Medical Center. The City is also studying flood control, water quality, stream restoration and greenway improvements on the adjacent Peter's Creek, a primary storm water catchment for downtown Winston-Salem (see **Attachment J - Peter's Creek Restoration & Greenway Study**).
- **The former TxMo Railroad site in Winston-Salem:** An estimated \$45,000 in hazardous and/or petroleum assessment funds are needed to proceed with the State's requested **Phase I and II assessments** of this derelict property, in preparation for renovating existing structures for much-needed neighborhood retail uses. This project is aligned with City plans to create public green space and provide storm water management & water quality improvements along Peter's Creek and significant transportation improvements to roads and pedestrian ways.
- **Nissen Plant in Winston-Salem:** An estimated \$100,000 in hazardous and/or petroleum assessment funds are needed to enable Coalition members to conduct **Phase I and II assessments** in preparation for cleanup and redevelopment of the historic Nissen Wagon Works Plant. This project is closely aligned with the **Waughtown Revitalization Plan** and the site-specific **Wagon Works Redevelopment Master Plan** developed by the S.G. Atkins CDC in partnership with the City, WSSU, NCA&T and its multiple community-based partners. The

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City also recently renovated one of the site's buildings for use as a neighborhood police sub-station, and opened a new, and much-needed community park and greenway in the surrounding *Waughtown Neighborhood*.

- Washington Mill in Mayodan: Based upon a recent request from the NCDEQ Brownfield Program, an estimated \$100,000 in EPA funds are needed to complete **Phase II assessment** in preparation for redevelopment of this, and other adjacent Town-owned properties. This project is closely aligned with local and regional revitalization and conservation plans for a public recreational park and greenway and the provision of storm water management and water quality improvements along the Mayo River.

### ii. Redevelopment Strategy

- Thomasville Furniture Plant B in Thomasville: The City of Thomasville is leveraging \$100,000 in local funds to match \$400,000 in NC Commerce grant funding to demolish the derelict industrial plant on the site, in preparation for assessment, clean-up and development of a neighborhood park and greenway trail, using existing City water, sewer and road infrastructure.
- Chatham Mill and TxMo Railroad site in Winston-Salem: Private developers have invested over \$35 million in these two sites to date, and intend to leverage an addition \$8 to \$15 million of private funding for proposed renovations to address the community-identified need for more retail and public open space, using existing City water, sewer and road infrastructure, and in alignment with the City's infrastructure improvement plans in the neighborhood.
- Nissen Plant in Winston-Salem: To date, this project, along with other rehabilitation efforts in the *Waughtown Neighborhood*, has received \$2.1 million of City investments, plus additional staff and equipment costs to address the on-going public safety concerns in and around the neighborhood's numerous blighted brownfield sites. Using \$80,000 in additional City funding, the S.G. Atkins CDC and its multiple community-based partners, developed the Waughtown Revitalization Plan and Nissen Wagon Works Redevelopment Master Plan, and are committed to implementing these plans for the site's re-use as a City police sub-station, library, museum and and youth center, community health center, affordable housing for neighborhood residents and studio lofts and retail space for local entrepreneurs and artists using existing City water, sewer and road infrastructure.
- Washington Mill in Mayodan: To date, over \$125,000 in local funds have been leveraged to obtain ownership and begin remediation of the site. In addition, the Town is submitting grant applications to local foundations in preparation for its design and development as a public park and greenway, using existing Town water, sewer and road infrastructure.

iii. Timing and Implementation – As lead applicant and Coalition Project Manager, PTRC will take primary responsibility of implementing all key project activities within the 3-year performance period, including:

- a) Contractor Procurement: In accordance with all federal procurement policies, PTRC will finalize and post its Request for Proposals (RFP) for contractor procurement within the first month, and will select and enter into contract with selected consultants within the first quarter.
- b) Site Selection: PTRC continues to use and expand its inventory of over 500 potential brownfields sites throughout our 12-county region. Over 100 of these sites are located in, or adjacent to, our targeted areas. PTRC has worked closely with Coalition members and their community-based partners, to pre-select five top-priority catalyst sites in preparation for this funding application. As funding is available, we will address other key sites on our waiting list, based on the same selection criteria: the potential *threats* to human health, welfare &/or the environment; the priorities of communities most affected by brownfields, interest from prospective developers; potential environmental, health, welfare &/or economic *benefit* to the community; assessment costs; redevelopment potential; job creation, the coalition's emphasis

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on Phase 2 assessments, and the likelihood of a site serving as a catalyst for promoting community health and welfare, and more sustainable and equitable communities. Through its *Brownfields Advisory Committee*, PTRC staff will meet quarterly at a time and location allowing delegates from each of our Coalition communities can attend. These meetings provide Coalition members an opportunity to share and receive information on recent community activities and serve to foster strong buy-in and support for our brownfields program from elected officials throughout our region. In partnership with our local government delegates, PTRC holds *Community Outreach Events*. Through these events, interested citizens, local government elected officials and staff, bankers, commercial real estate brokers, developers, and representatives of our community-based partner organizations are able to provide input into the Coalition's on-going brownfields program of work. Our Advisory Committee will continue to actively participate in the on-going selection and prioritization of sites, the identification of redevelopment needs and interests in each community, the identification and addition of new Coalition partners, and the coordination of efforts among Coalition communities will be based on an adopted *Memorandum of Agreement*.

- c) *Obtaining & Securing Site Access*: Signed site access agreements have been secured with owners of the former Chatham Mill, TxMO Railroad and Nissen Wagon Works sites. Access to the Thomasville Furniture Plant B and Washington Mills sites is secured through the recent donation of the sites to the City of Thomasville and Town of Mayodan, respectively.

### 2b. Task Descriptions and Budget Table

i. Task Descriptions – Key tasks include community outreach, a limited number of Phase I Environmental Site Assessments (ESAs), and a strong focus on Phase II ESAs and cleanup and corrective action plans (CAPs) as needed.

- *Task 1: Community Outreach* – In tandem with our Coalition and community-based partners, PTRC will continue to perform the following outreach activities: 1) Host local outreach events to inform community members about the progress of brownfield activities and provide opportunities to ask questions and provide input to inform our program of work; 2) Maintain our brownfields program website, web-based brownfield inventory GIS mapping system, and social media interfaces; 3) Issue press releases; 4) Provide newspaper and TV interviews; and 5) Develop and distribute documents outlining program benefits and opportunities for community involvement. The community outreach efforts are allocated \$48,140 including: \$26,900 for PTRC staff time; \$5,240 for PTRC travel (\$1,250 for local travel costs, \$2,250 to attend two national conferences, and \$1,740 to attend Region 4 EPA New Grantees Meetings); \$3,000 for equipment; \$3,000 for supplies; and \$10,000 for contractual assistance.
- *Task 2: Phase I Assessment Activities* – Under our Coalition's previous two assessment grants we conducted Phase I ESAs for smaller properties for as little as \$3,000, while one Phase I ESA for a large industrial site cost nearly \$18,000. To date, PTRC has conducted 24 Phase I ESAs at an average consultant cost of \$7,500. Due to our focus on Phase II ESAs, we will limit the number of Phase I ESAs to twelve. Therefore, \$100,620 (\$50,310 Hazardous and \$50,310 Petroleum) is allocated to conduct up to twelve (12) Phase I ESAs (including: \$10,620 for PTRC staff time and \$90,000 for contractual assistance) in accordance with EPA's *All Appropriate Inquiry Rule* and *ASTM D1527-05 - Standard Practice for Environmental Assessments, Phase I Environmental Site Process*).
- *Task 3: Phase II Assessment Activities* – Under our Coalition's previous two assessment grants (2009 and 2014), we have conducted Phase II ESAs for smaller properties for as little as \$16,000, while one Phase II ESA for a large and complex industrial site cost nearly \$110,000. To date, PTRC has conducted 8 Phase II ESAs at an average cost of \$46,250. Therefore, \$380,620 (\$190,310 Hazardous and \$190,310 Petroleum) is allocated to conduct up

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to eight (8) Phase II ESAs on catalyst sites with RECs identified in previous Phase I ESAs (including: *\$10,620 for PTRC staff time* and *\$370,000 for contractual assistance*) in accordance with ASTM E1903-97 or similar protocols.

- **Task 4: Cleanup Planning** – PTRC conferred with other councils of government with EPA assessment grants, and estimates the average cost of a Phase III Corrective Action Plan (CAP) to be \$12,000. Therefore, \$70,620 (\$35,310 Hazardous and \$35,310 Petroleum) is allocated to conduct up to five (5) Phase III CAPs (including: *\$10,620 for PTRC staff time* and *\$60,000 for contractual assistance*). Each CAP will address screening of several technologies and will propose the most efficient and cost effective technology based on the site-specific hydro-geologic environments for sites where excessive and widespread soil and groundwater contamination has been encountered and/or that exhibit the greatest threat to human health and the environment based on the distance to sensitive receptors and potential for exposure.
- ii. **Budget Table** – The following tables provide a breakdown of the estimated costs for the tasks to be completed for both petroleum and hazardous substance grant-funded activities.

Categories	Budget for Petroleum Assessment Grant Funds				
Programmatic costs only	Task 1 Community Outreach	Task 2 Phase I ESAs	Task 3 Phase II ESAs	Task 4 Cleanup Planning	Total
PTRC Personnel	\$9,500	\$3,750	\$3,750	\$3,750	\$20,750
PTRC Fringe	\$3,950	1,560	1,560	1,560	\$8,630
PTRC Travel	\$2,620				\$2,620
PTRC Equipment	\$1,500				\$1,500
PTRC Supplies	\$1,500				\$1,500
Contractual	\$5,000	\$45,000	\$185,000	\$30,000	\$265,000
<b>Total</b>	<b>\$24,070</b>	<b>\$50,310</b>	<b>\$190,310</b>	<b>\$35,310</b>	<b>\$300,000</b>

Categories	Budget for Hazardous Assessment Grant Funds				
Programmatic costs only	Task 1 Community Outreach	Task 2 Phase I ESAs	Task 3 Phase II ESAs	Task 4 Cleanup Planning	Total
Personnel	\$9,500	\$3,750	\$3,750	\$3,750	\$20,750
Fringe Benefits	\$3,950	1,560	1,560	1,560	\$8,630
Travel	\$2,620				\$2,620
Equipment	\$1,500				\$1,500
Supplies	\$1,500				\$1,500
Contractual	\$5,000	\$45,000	\$185,000	\$30,000	\$265,000
<b>Total</b>	<b>\$24,070</b>	<b>\$50,310</b>	<b>\$190,310</b>	<b>\$35,310</b>	<b>\$300,000</b>

2c. **Ability to Leverage** – EPA Funds will be leveraged with \$2.47 million in local funds and in-kind services, including: \$210,000 in PTRC matching funds for a \$210,00 EDA grant to conduct strategic planning and the identification and prioritization of other catalyst brownfield sites; \$2 million in PTRC Revolving Loan Fund monies to support business development in targeted communities; \$34,560 in in-kind PTRC staff services (12 hours per month for 36 months at \$80 per hour); \$100,000 in local (Thomasville) matching funds for a \$400,000 NC Department of Commerce grant to demolish dangerous buildings on the Plant “B” site; and \$125,000 in local (Mayodan) funds to obtain ownership and begin remediation of the Washington Mills site (see **PTRC Cover Letter; Attachment E - Secured Commitments of Leveraged Funding**; and **Attachment H – Letters of Commitment From Coalition Members**).

### 3. **COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

#### 3a. **Engaging the Community**



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i. **Community Involvement Plan** – PTRC and our Coalition and community-based partners will continue our on-going outreach activities to foster strong two-way communication in each of our targeted neighborhoods. We will continue to host quarterly events to engage key stakeholders in each community, paying special attention to including non-English speaking residents, and providing translation services as necessary. In addition to gathering and incorporating neighborhood input to inform our on-going efforts, PTRC will continue to provide quarterly progress reports and to make presentations to elected bodies, chambers of commerce, planning boards, church and school groups, neighborhood associations, real estate broker associations and economic development groups. These presentations highlight the benefits of our Brownfields Program and have built a broad network of citizens, organizations and local governments familiar with, and supportive of our efforts. This network has lead to multiple face-to-face conversations with owners, brokers, prospective developers and community members most effected by brownfields. These numerous community-based conversations, have in turn, lead to the selection of top-priority catalyst sites. In partnership with neighborhood and community development organizations and local universities we have, and will continue to facilitate community meetings, door-to-door surveys, host information tables at community events and hold focus-group interviews at neighborhood schools and churches. These one-on-one conversations will continue to provide opportunities to share information and identify the concerns, interests and goals of most importance to community members within each of our targeted neighborhoods.

ii. **Communicating Progress** – On-going Brownfield Advisory Committee meetings are open to the public and include quarterly progress reports and opportunities for members and community stakeholders to ask questions, share information, negotiate priorities, make decisions and learn from one another. PTRC also actively maintains a *Regional Brownfields Website* providing public access to Coalition progress reports; community assessment and redevelopment priorities; and a wide range of geographic information and maps. On behalf of our Coalition members, PTRC will continue to maintain our website, provide public outreach events and presentations, issue press releases and provide TV and newspaper interviews to share our progress and gather input from community members. Fostering two-way communication is a high priority as we continue working in target communities to keep stakeholders informed and to maintain neighborhood readiness and support in preparation for identifying future catalyst projects. We will continue to use *Winston-Salem State University (WSSU)* faculty and students and *Neighbors for Better Neighborhoods* staff, to provide Spanish interpreters for key events. Relationships with local Hispanic pastors will be expanded, to effectively engage our Hispanic neighbors, meeting on *their turf*, in meetings hosted by *their* trusted community leaders.

### 3b. **Partnerships with Government Agencies**

#### i. **Local/State/Tribal Environmental Authority** (see **Attachment B – State Letter**)

- **North Carolina NCDEQ Brownfields Program** – Provides community outreach support and regulatory oversight and will continue working closely with PTRC staff and prospective developers to define assessment needs and establish brownfield agreements.

#### ii. **Other Governmental Partnerships** (see **Attachment E – Government Letter**)

- **Piedmont Authority for Regional Transportation (PART)** – PART serves as PTRC's sister regional planning agency, with contacts in each of our Coalition communities, and a high degree of familiarity with assessment and redevelopment opportunities. During our region's HUD-funded Sustainable Communities Initiative, PART co-hosted community design workshops with PTRC in targeted neighborhoods in Mayodan, Thomasville and Winston-Salem, helping community members to identify and design potential uses for brownfield catalyst sites. PART is committed to continue supporting the Coalition's on-going community



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outreach events and to actively participating in efforts to identify top-priority brownfield sites and prospective developers.

### **3c. Partnerships with Community Organizations**

#### **i. Community Organization Descriptions & Roles**

- Neighbors for Better Neighborhoods (NBN), a non-profit organization dedicated to building the capacity of grassroots leaders and increasing the effectiveness of citizens and cities working together. NBN's mission is to connect people, strengthen voices, and leverage resources within communities, to create safe, just and self-determined neighborhoods. NBN will support neighborhood groups and facilitate resident-led problem solving, providing technical assistance and organizing support, and learning and leadership opportunities. NBN's bi-lingual community organizers will continue to meet with community members in targeted neighborhoods, providing opportunities for residents to connect, learn and apply their development ideas to key catalyst sites in their community.
- Dan River Basin Association (DRBA), a non-profit environmental advocacy organization dedicated to preserving and promoting the natural and cultural resources of the Dan River Basin through stewardship, recreation and education. DRBA will continue to work closely with Coalition members to develop catalyst sites as a riparian park and greenway trail. DRBA will also provide technical water quality stream monitoring data and review and comment on potential water quality impacts of proposed site clean-up and restoration plans.
- Piedmont Land Conservancy (PLC), a non-profit land trust dedicated to permanently protecting important lands to help conserve the rivers and streams, natural and scenic areas, wildlife habitat, and farmland that make our region a healthy and vibrant place to live, work, and visit for present and future generations. PLC works with conservation partners including federal, state and local governments, other non-profits, local foundations and citizen groups to facilitate &/or provide funding for projects, or accept properties for permanent conservation. PLC will continue to help identify potential land preservation opportunities on catalyst sites, and facilitate collaborative public/private stewardship strategies in concert with proposed site clean-up and restoration plans.
- S.G. Atkins Community Development Corporation (Atkins CDC), a non-profit corporation fostering community-based leadership focused on neighborhood revitalization. Atkins CDC will continue to lead implementation efforts of the City-funded Waughtown/MLK Neighborhood Plan, by coordinating redevelopment planning of major catalyst sites within our targeted neighborhoods; helping to assess future reuse potential of parcels; and recommending revitalizations strategies. Atkins CDC will also continue to support on-going community outreach efforts by providing meeting space and refreshments at its Conference and Banquet Center. Atkins CDC will also continue to work with our neighborhood partners to nurture successful businesses and safe, affordable housing opportunities through its on-going renovation and infill housing projects in our targeted neighborhoods.
- Winston-Salem State University (WSSU). An Historically Black College or University (HBCU) institute of higher education with faculty and staff committed to assist our Coalition's community planning and outreach efforts by facilitating community meetings and providing Spanish interpreters for events designed to engage all members of our targeted neighborhoods.
- Thomasville Area Chamber of Commerce. A non-profit dedicated to strengthening job and business opportunities and the quality of life for residents in the community, and committed to help Coalition members identify and prioritize brownfield catalyst sites and assist with and host public engagement campaigns and community involvement & education events.

#### **ii. Letters of Commitment – (see Attachment G – Community Organization Letters)**

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**3d. Partnerships with Workforce Development Programs** – PTRC manages the *Piedmont Triad Regional Workforce Development Program* to serve the varied needs of job seekers, workforce professionals and employers in our region. PTRC is also the designated administrator of our region's DOE-funded *Weatherization Program*, serving the energy efficiency needs of low- and moderate-income households in our Coalition communities. PTRC Workforce and Weatherization Programs will continue to build strong working relationships with local community colleges and technical training programs and major employers in our region. PTRC will use its wide network of trainers and employers to actively recruit, train and place unemployed individuals for a range of environmental careers, based on local training and hiring needs. Our Programs will help build a skilled workforce in communities where EPA brownfield assessment and clean-up activities are taking place, and will continue to offer opportunities for unemployed residents impacted by brownfields and economic disinvestment to gain the skills and certifications needed to participate in local clean-up and re-development work in their own communities.

## **4. PROJECT BENEFITS**

**4a. Welfare, Environmental and Public Health Benefits** – As outlined in Section 1.b. above, the cumulative impacts of large-scale blighted industrial properties in our target areas have lead to steady declines in access to quality affordable housing, convenient medical services and retail stores, safe and healthy public parks and trails, and libraries and community centers. Also, our region's public water supplies are above ground, making water quality a critical issue. To foster sustainable development outcomes through our efforts, 4 of our 5 catalyst sites are located along impaired stream segments allowing us to simultaneously address potential brownfield contamination risks, improve water quality, restore urban wildlife habitat and create safe and healthy public open spaces, parks and greenways. Assessment and clean-up planning on our catalyst sites will provide the following specific welfare, environmental and public health benefits.

- Thomasville Furniture Plant B in Thomasville: Demolition and removal of this dangerous mill building and redevelopment of the site will improve neighborhood safety and provide stream restoration, storm water management and water quality improvements along Hamby Creek. In addition it will establish a much-needed neighborhood park and greenway connecting this low-income neighborhood to other community resources.
- Chatham Mill in Winston-Salem: Redevelopment of this large industrial site will provide workforce housing, retail businesses and jobs, green space and substantial public streetscape, transit and pedestrian improvements to one of the poorest neighborhoods in Winston-Salem. In concert with these efforts, the City is planning flood mitigation, water quality, stream restoration and greenway improvements along Peters Creek.
- The former TxMo Railroad site in Winston-Salem: Renovation of this existing structure will provide neighborhood retail businesses and jobs, community uses, public green space, and storm water management and water quality improvements along Peter's Creek.
- Nissen Plant in Winston-Salem: The City and its community partners recently completed a redevelopment master plan for the site and the renovation of one of the site's buildings for a much-needed neighborhood police sub-station. Redevelopment of the remaining buildings will meet a variety of community-identified needs, including a proposed branch library and youth center; a makers' space, affordable housing and studio space for neighborhood residents, entrepreneurs and artists, and a community health center and public square.
- Washington Mill in Mayodan: Redevelopment of this site will provide a public park and riparian greenway trail and storm water management and water quality improvements along the Mayo River. The project will also provide tourism development opportunities by helping connect the popular, nearby Mayo River State Park to Mayodan's struggling downtown.

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**4b. Economic and Community Benefits** – Our catalyst sites and targeted communities are selected to address the disproportionate impact of brownfield sites on our lowest-income minority communities. The removal and redevelopment of blighted property, and the creation of open space will serve as a catalyst to promote investment that will ultimately result in the economic revitalization and creation of business and employment opportunities in our target communities. Our efforts focus on making strategic investments to mitigate environmental risks and remove social and economic barriers, to improve the community and economic health and wellbeing of everyone. As we assess, clean up and redevelop each of our catalyst sites, we are creating safer, healthier communities while providing significant economic benefits, including an estimated 50 new local jobs and an estimated increase of \$50,000 in local property tax revenue. Our efforts will also help protect water quality through the establishment of *green infrastructure*. As we work to redevelop brownfield sites in underserved communities, we will reduce development pressure on suburban green fields and rural farming areas - strongly supporting our Region’s goals to diversify our local economy by creating unique, place-based natural and cultural tourism destinations.

## **5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE**

**5a. Audit Findings** – There are no past instances of any adverse audit findings from an OMB Circular A-133 audit, nor has PTRC ever been required to comply with any special “high risk” terms and conditions under agency regulations implementing OMB Circular A-102.

**5b. Programmatic Capability** – PTRC has extensive brownfield assessment experience and expertise. Jesse Day, Regional Planning Director, will serve as project manager, and Elizabeth Jernigan, PTRC Assistant Planning Director, will serve as assistant project manager, having successfully co-managed PTRC’s most recent EPA grants. While managing its 2009 and 2014 Assessment Grants, PTRC successfully illustrated its ability to select and manage outside consultants with specific expertise conducting brownfield site assessments and cleanup planning. Mr. Day and his staff successfully manage numerous other programs addressing complex environmental, economic and social sustainability challenges faced by our local government members. We will continue to work closely with Coalition members to ensure meaningful engagement of community stakeholders, expanding our network of relationships with state and local brownfields professionals; and using environmental consultants, chosen through an RFP process in accordance with Federal procurement policies, to perform Phase I and II ESAs, Clean-up Planning, and other assistance as necessary.

**5c. Measuring Environmental Results: Anticipated Outputs/Outcomes** – Our Coalition’s strategy for tracking and measuring progress includes the following key elements: 1) Evaluate achievement of output and outcome milestones established in the grant application and work plan (see table below); 2) Generate quarterly documentation of project outcomes and outputs in both narrative and spreadsheet form; and 3) Share quarterly progress evaluations and documentation with EPA, Coalition partners and government & community-based stakeholders.

Anticipated Coalition Outputs and Outcomes		
Work Task	Outputs	Outcomes
Community Outreach and Education	<ul style="list-style-type: none"><li>• 10 Community Outreach Events</li><li>• 10 Quarterly Brownfield Advisory Committee Meetings</li><li>• 10 Quarterly Progress Reports</li><li>• 3 Annual Press Releases</li><li>• 3 Annual Newspaper/TV Interviews</li></ul>	<ul style="list-style-type: none"><li>• Community ownership &amp; support of BF redevelopment process &amp; goals</li><li>• Identification &amp; priority consensus on future BF catalyst sites</li><li>• Establishment of public/private redevelopment partnerships</li></ul>
Site ID, Assessment and	<ul style="list-style-type: none"><li>• 12 Phase I ESAs</li></ul>	<ul style="list-style-type: none"><li>• Hazardous/Petroleum sites readied for cleanup &amp; redevelopment</li></ul>

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<b>Cleanup Planning</b>	<ul style="list-style-type: none"> <li>• 8 SSQAPPs &amp; Phase II ESAs</li> <li>• 5 Phase III Corrective Action Plans</li> </ul>	<ul style="list-style-type: none"> <li>• Underutilized/contaminated buildings ready for cleanup &amp; reuse</li> </ul>
<b>Site Redevelopment</b>	<ul style="list-style-type: none"> <li>• 15 meetings with commercial real estate brokers &amp;/or BF developers</li> <li>• 15 meetings with BF landowners</li> <li>• 8 sites accepted in NC BF Program</li> <li>• 10 new businesses &amp;/or public uses</li> <li>• 50 new local jobs</li> <li>• \$50,000 in new local tax revenue</li> <li>• 40+ acres of new public green space</li> </ul>	<ul style="list-style-type: none"> <li>• Cleaner &amp; healthier communities</li> <li>• Storm water management &amp; water quality improvements</li> <li>• Increased local tax revenue</li> <li>• Additional public green space</li> <li>• New businesses &amp; jobs created</li> <li>• New community uses</li> <li>• Increased pride &amp; quality of life</li> </ul>

### 5d. Past Performance and Accomplishments

#### i. Currently or Have Ever Received an EPA Brownfields Grant

(1) Accomplishments – PTRC successfully used all \$200,000 of its first grant (BF-96460406) and all \$600,000 of its most recent Grant (BF-00D12113) to conduct 24 Phase I and 8 Phase II ESAs identifying a wide range of soil and ground water contaminants in Coalition communities in our region. Six of these sites have successfully negotiated agreements with the NC Brownfields Program. The Lexington Home Brands Plant has been redeveloped as a brewery and public park and amphitheater. Our Coalition's recent assessment efforts on Plant L, funded by our 2014 Assessment Grant, have enabled the clean-up and renovation of the historic mill into 70 much-needed, affordable workforce housing rental units located less than a block from downtown shopping and transit services. The former Spencer's Mill was recently purchased for redevelopment as an inn and conference center, workforce and senior housing, and an entertainment venue in downtown Mount Airy. These exceptional accomplishments are a direct result of the Coalition's first two grants. However, dozens of other sites remain on our second tier waiting list for much-needed assessment work, and hundreds more remain to be assessed, cleaned up and redeveloped in blighted communities throughout our region. Our Coalition's proposed assessment and clean-up planning activities will set a clear precedent and make a significant impact in our targeted communities and strongly support our long-term goals of creating more sustainable communities and equitable opportunities for everyone in our region.

(2) Compliance with Grant Requirements – PTRC closed out a \$200,000 EPA Hazardous Substance Assessment Grant (BF-96460406) in 2009 on behalf of its local government members. PTRC continued to build its regional brownfields program under a FY2014 EPA-funded Brownfield Assessment Coalition Grant (BF-00D12113). For both grants, PTRC successfully expended all funds and fully complied with all aspects of its project work plans, schedules, and cooperative agreement terms & conditions. All quarterly and annual reports and all financial status reports have affirmed adequate progress towards achieving and exceeding the expected results under both grants, and all reports and grant deliverables have been submitted and approved in a timely manner and all required information concerning project outputs and outcomes has been entered into the EPA on-line ACRES database. Additional EPA assessment funding is desperately needed to enable our Coalition partners to build on our previous successes and continue making strategic investments in our targeted communities by mitigating environmental and community health risks; reducing barriers; and improving social and economic well-being in communities most severely impacted by brownfields.

## ATTACHMENTS

### Attachment E – Documentation of Secured Commitments of Leveraged Funding

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	* b. Program/Project
Attach an additional list of Program/Project Congressional Districts if needed.	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date:	* b. End Date:
18. Estimated Funding (\$):	
* a. Federal	210,000.00
* b. Applicant	
* c. State	
* d. Local	210,000.00
* e. Other	
* f. Program Income	
* g. TOTAL	420,000.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	* First Name:
Middle Name:	
* Last Name:	
Suffix:	
* Title:	
* Telephone Number:	Fax Number:
* Email:	
* Signature of Authorized Representative:	* Date Signed:

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Piedmont Triad Regional Council

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

56-1241166

\* c. Organizational DUNS:

1441906670000

### d. Address:

\* Street1:

1398 Carrollton Crossing Drive

Street2:

\* City:

Kernersville

County/Parish:

\* State:

NC: North Carolina

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

27284-3896

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr .

\* First Name:

Jesse

Middle Name:

\* Last Name:

Day

Suffix:

Title:

Planning Director

Organizational Affiliation:

Piedmont Triad Regional Council

\* Telephone Number:

336 904-0300

Fax Number:

\* Email:

jday@ptrc.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

\* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

PTRC 2018 EPA Brownfield Assessment Coalition Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="244,560.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="225,000.00"/>
* e. Other	<input type="text" value="2,000,000.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="3,069,560.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: